

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0168.2A

Z.A.P. DATE: 12/18/2018

SUBDIVISION NAME: Entrada Phase 4

AREA: 72.59 acres

LOT(S): 195 total lots

OWNER/APPLICANT: Lennar Homes of Texas Land and Construction, LTD
AGENT: Carlson, Brigrance, and Doering, Inc. - Christine Methvin & Steve Cates

ADDRESS OF SUBDIVISION: Immanuel Road and Crystal Bend Drive

GRIDS: P34 & Q34

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: 189 single family lots; 1 water quality easement/drainage easement/public utility easement/greenbelt lot; 1 water quality easement/drainage easement/greenbelt lot; 3 landscape easement/sidewalk easement lots; 1 greenspace lot

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of Immanuel Road.

DEPARTMENT COMMENTS: The request is for approval of Entrada Phase 4 (a small lot subdivision). The final plat is composed of 195 total lots on 72.59 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

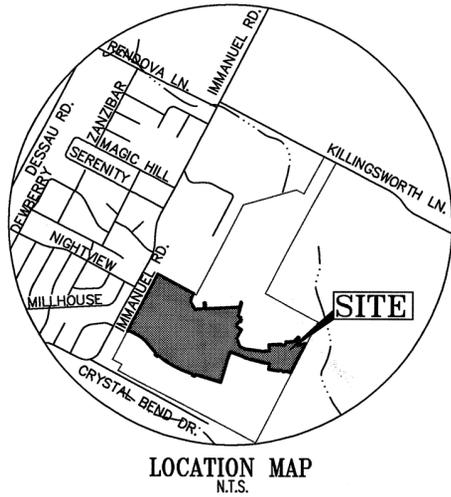
CASE MANAGER: Jennifer Bennett-Reumuth

PHONE: 512-854-1434

Email address: jennifer.bennettreumuth@traviscountytexas.gov

ENTRADA PHASE 4

A SMALL LOT SUBDIVISION



CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET NO. 1 OF 8

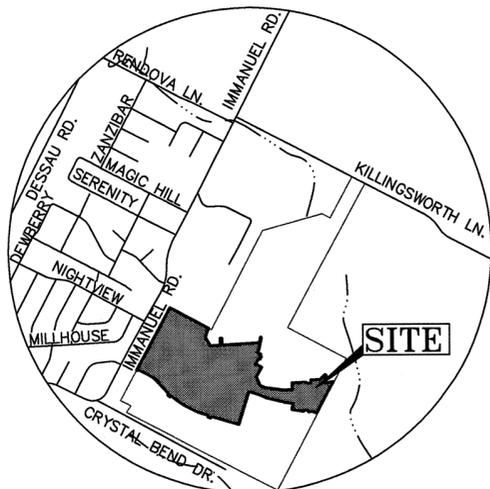


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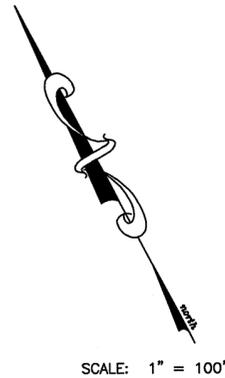
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ENTRADA PHASE 4

A SMALL LOT SUBDIVISION



LOCATION MAP
N.T.S.



LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT SET
- ⊕ BENCHMARK
- L.S.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- 1 LOT NUMBER
- (K) BLOCK DESIGNATOR
- APPROX. SIDEWALK LOCATION
- CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- WETLANDS CEF AREA
- 100 YEAR FEMA FLOODPLAIN
- FULLY DEVELOPED 100 YEAR FLOODPLAIN
- EROSION HAZARD BUFFER ZONE (EHBZ)
- (XXX) EASEMENT ANNOTATION

DATE: NOVEMBER 7, 2018
 OWNER:
 RICHARD N. MAIER, AUTHORIZED AGENT
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 BLDG. 1, SUITE 300
 12401 RESEARCH BLVD.
 AUSTIN, TEXAS 78759
 PHONE: (512)-531-1375
 FAX: (512)-230-8320

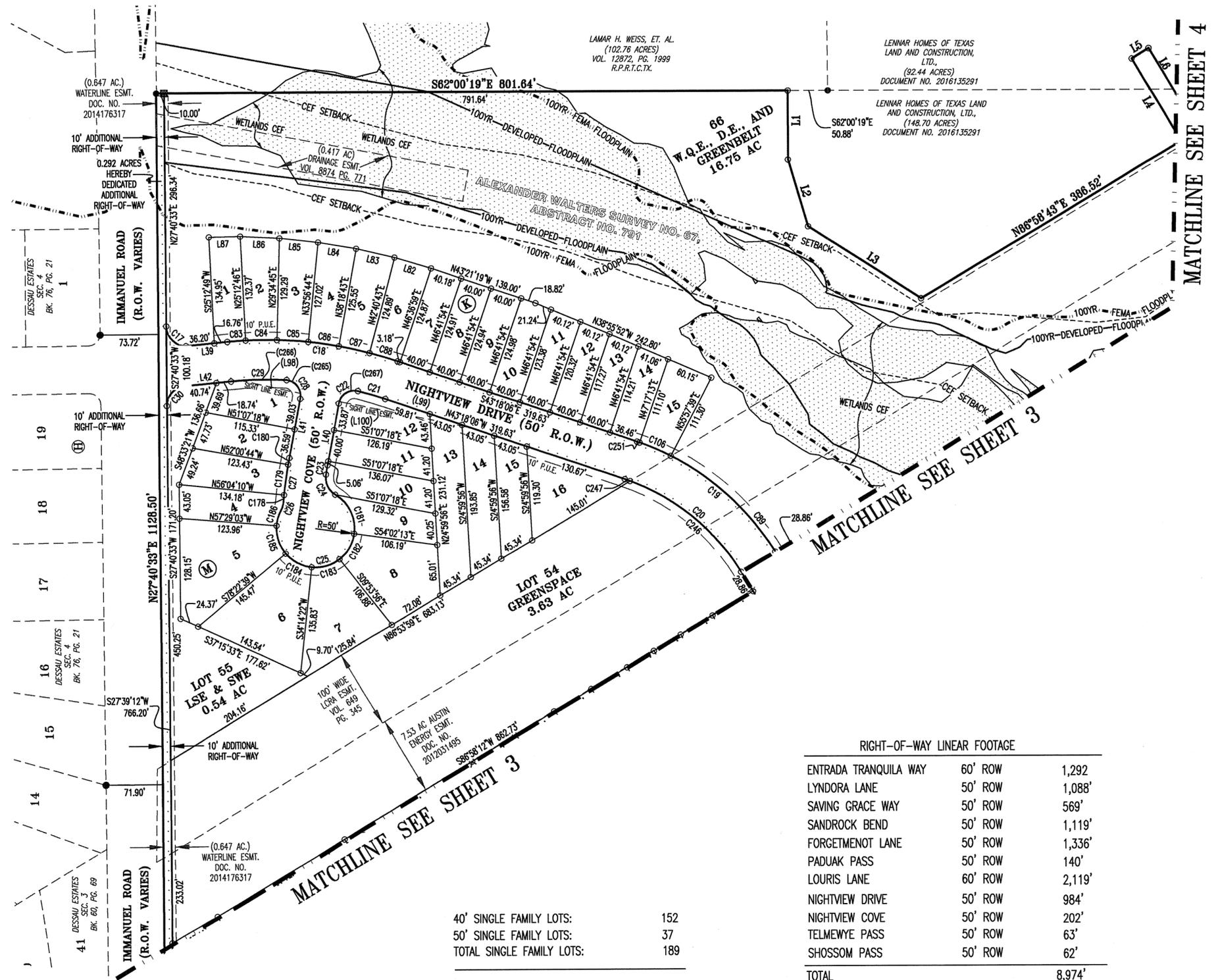
ENGINEER AND SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 PHONE: (512) 280-5160
 FAX: (512) 280-5165

TOTAL ACREAGE: 72.588 ACRES
 SURVEY: ALEXANDER WALTERS SURVEY NO. 67,
 ABSTRACT NO. 791

F.E.M.A. MAP NO.: 48453C 0290 J & 48453C 0270 J
 TRAVIS COUNTY, TEXAS
 DATED: AUGUST 18, 2014

BENCHMARK NOTES:
 #1 - IS A CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
 NAVD 88
 ELEV=673.74'

#2 - IS A CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
 ELEV=685.52'
 NAVD 88



RIGHT-OF-WAY LINEAR FOOTAGE		
ENTRADA TRANQUILA WAY	60' ROW	1,292'
LYNDORA LANE	50' ROW	1,088'
SAVING GRACE WAY	50' ROW	569'
SANDROCK BEND	50' ROW	1,119'
FORGETMENOT LANE	50' ROW	1,336'
PADUAK PASS	50' ROW	140'
LOURIS LANE	60' ROW	2,119'
NIGHTVIEW DRIVE	50' ROW	984'
NIGHTVIEW COVE	50' ROW	202'
TELMEWY PASS	50' ROW	63'
SHOSSOM PASS	50' ROW	62'
TOTAL		8,974'

40' SINGLE FAMILY LOTS:	152
50' SINGLE FAMILY LOTS:	37
TOTAL SINGLE FAMILY LOTS:	189

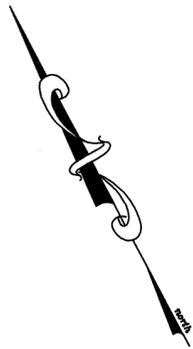
SINGLE FAMILY LOTS:	189
W.Q.E., D.E., P.U.E. & GREENBELT LOT:	1
W.Q.E., D.E., & GREENBELT LOT:	1
L.S.E. & S.W.E. LOTS:	3
GREENSPACE LOTS:	1
BLOCKS:	6
TOTAL LOTS:	195

SHEET NO. 2 OF 8

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

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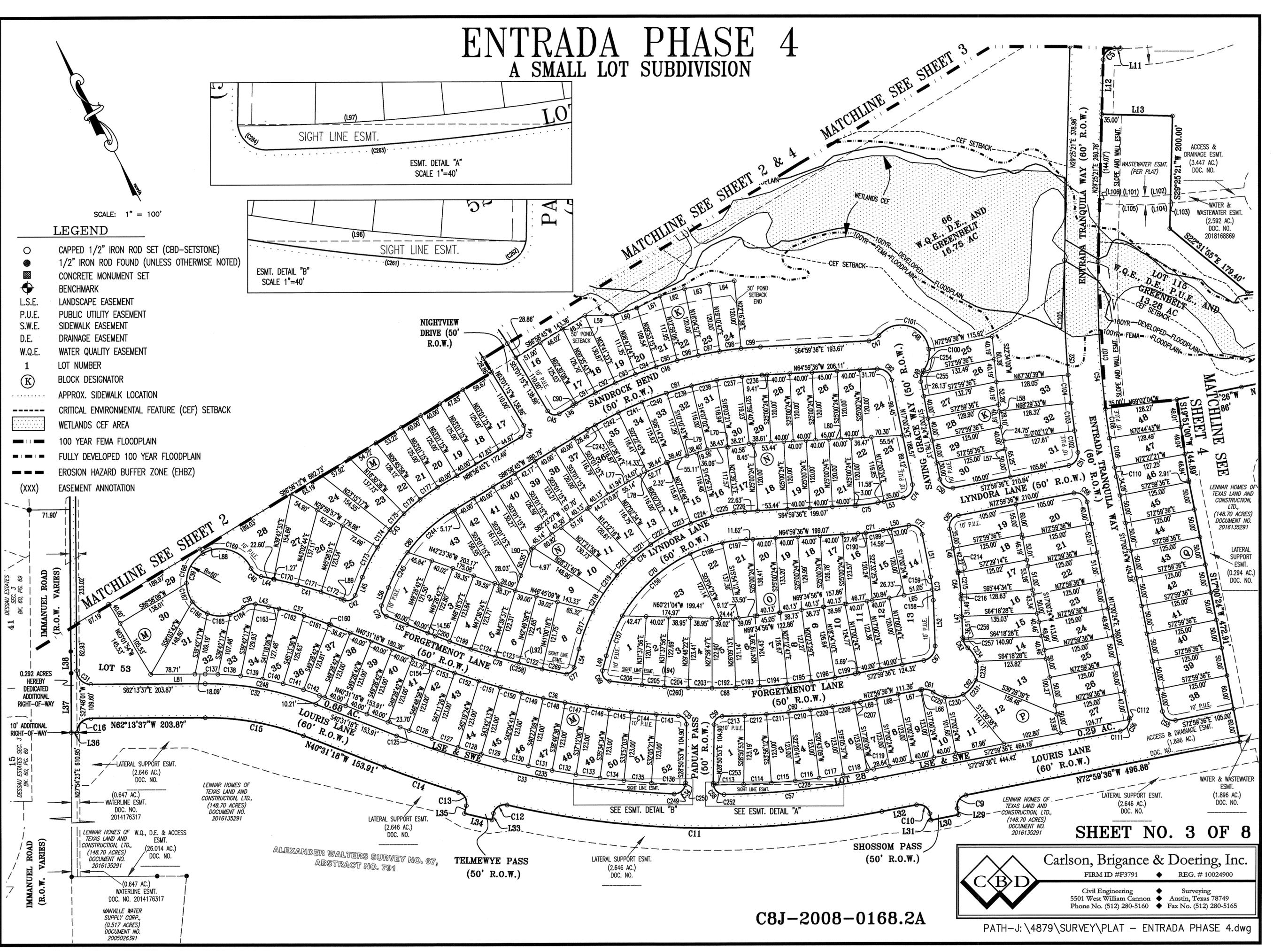
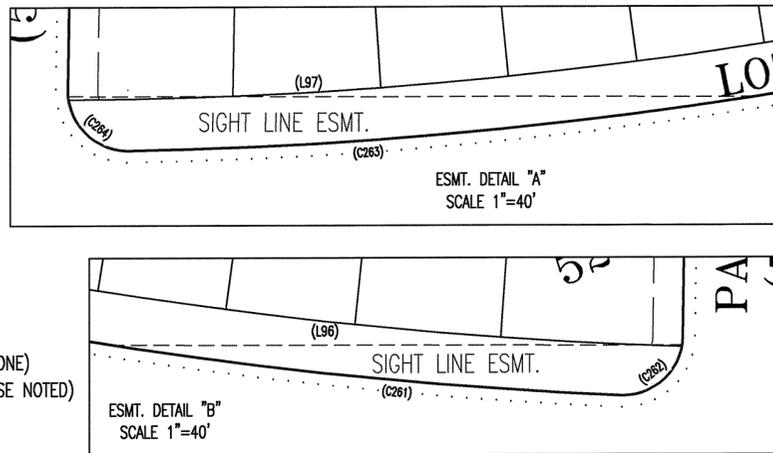
ENTRADA PHASE 4 A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊕ CONCRETE MONUMENT SET
- ⊕ BENCHMARK
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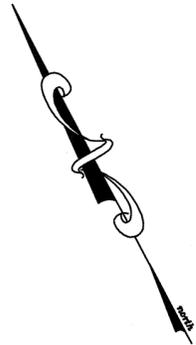
SHEET NO. 3 OF 8

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ENTRADA PHASE 4 A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

SUN COMMUNITIES TEXAS LIMITED PARTNERSHIP (356.920 ACRES) DOC. #2004116903 O.P.R.T.C.T.X.

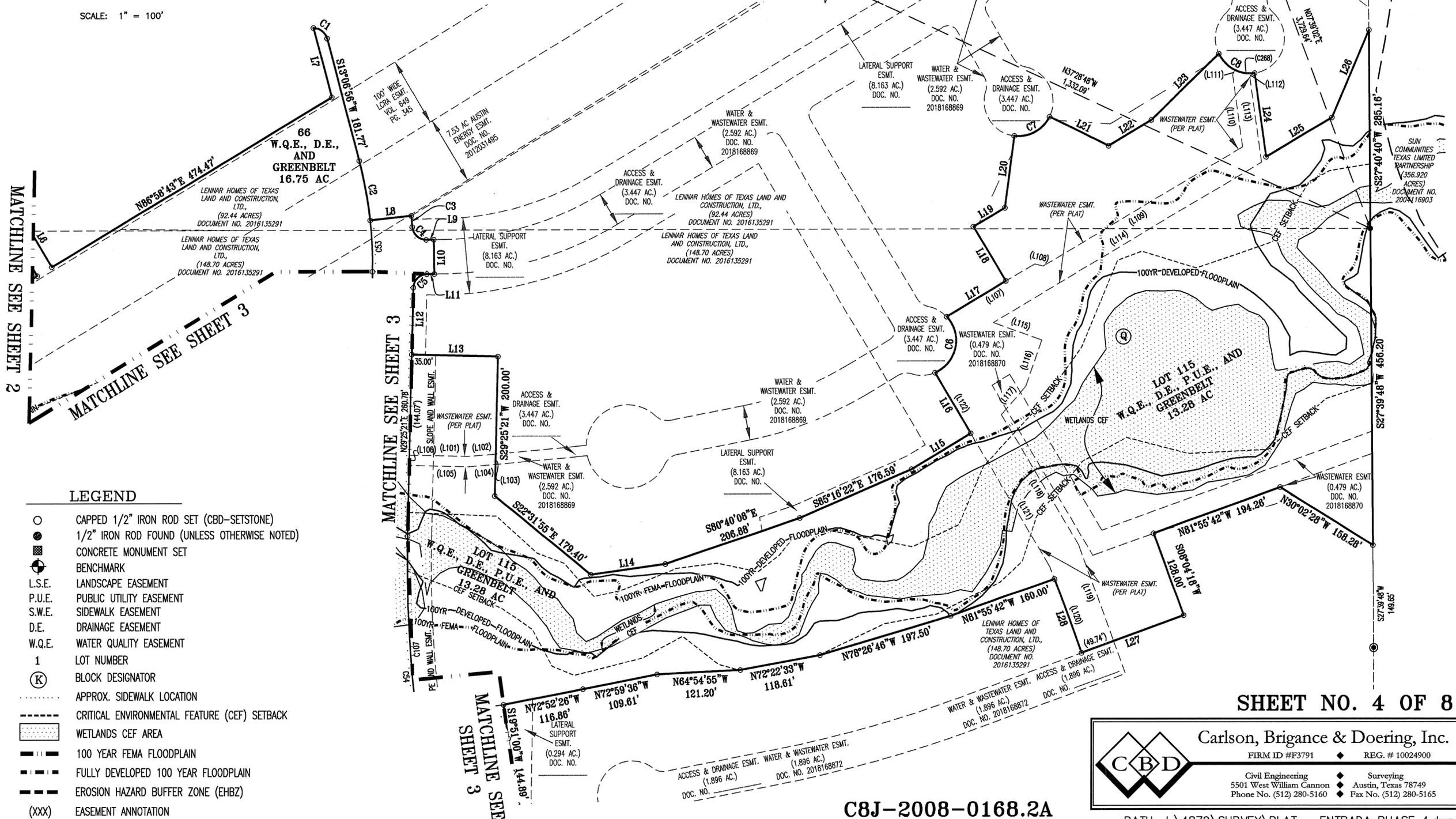
BM#2
N: 10,122,965.67
E: 3,152,243.30
ELEV. = 685.52'
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., (92.44 ACRES) DOCUMENT NO. 2016135291

LAMAR H. WEISS, ET. AL. (102.76 ACRES) V. 12872, P. 1999 D.R.T.C.T.X.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., (92.44 ACRES) DOCUMENT NO. 2016135291

BM#1
N: 10,125,605.01
E: 3,153,550.40
ELEV. = 673.74'

SUN COMMUNITIES TEXAS LIMITED PARTNERSHIP (356.920 ACRES) DOC. #2004116903 O.P.R.T.C.T.X.



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SHEET NO. 4 OF 8

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ENTRADA PHASE 4

A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	26.36	20.00	S24°38'44"E	24.49	15.49	75°31'21"
C2	87.64	570.00	S17°31'13"W	87.55	43.91	8°48'34"
C3	16.18	630.00	S22°39'39"W	16.18	8.09	1°28'18"
C4	30.03	20.00	S19°37'07"E	27.29	18.66	86°01'49"
C5	30.70	20.00	S7°32'41"W	27.77	19.29	87°56'39"
C6	96.80	50.00	N39°59'58"E	82.37	72.64	110°55'12"
C7	62.18	50.00	N89°45'01"E	58.25	35.83	71°14'59"
C8	62.74	50.00	S3°54'35"E	58.71	36.26	71°53'57"
C9	31.42	20.00	S62°00'24"W	28.28	20.00	90°00'00"
C10	31.42	20.00	N27°59'36"W	28.28	20.00	90°00'00"
C11	674.63	1595.00	N60°52'35"W	669.61	342.44	24°14'03"
C12	31.42	20.00	S86°13'43"W	28.29	20.01	90°01'28"
C13	30.29	20.00	N02°10'27"W	27.48	18.91	86°46'52"
C14	140.38	1595.00	N43°02'35"W	140.34	70.24	502°35"
C15	178.05	470.00	N51°22'28"W	176.99	90.10	21°42'19"
C16	39.26	25.00	S72°53'48"W	35.35	24.99	89°58'56"
C17	39.23	25.00	S17°16'32"E	35.33	24.96	89°54'10"
C18	220.12	525.00	N55°18'47"W	218.51	111.70	24°01'21"
C19	228.49	325.00	N23°09'41"W	223.81	119.19	40°16'51"
C20	193.33	275.00	S23°09'41"E	189.38	100.86	40°16'51"
C21	35.46	475.00	S45°26'25"E	35.45	17.74	4°16'37"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	32.65	20.00	N85°38'59"E	29.15	21.28	93°32'35"
C23	12.03	500.00	N38°11'20"E	12.03	6.02	1°22'43"
C24	29.99	25.00	N03°07'58"E	28.22	17.10	68°44'03"
C25	233.50	50.00	S77°26'47"E	72.19	52.16	267°34'33"
C26	10.21	25.00	S44°38'34"W	10.14	5.18	23°23'51"
C27	56.96	550.00	S35°54'40"W	56.94	28.51	5°56'03"
C28	32.85	20.00	S08°10'11"E	29.28	21.48	94°05'46"
C29	70.82	475.00	S63°03'09"E	70.76	35.48	8°32'35"
C30	36.99	25.00	S70°17'23"W	33.71	22.82	84°46'17"
C31	38.93	25.00	S17°37'10"E	35.11	24.66	89°12'51"
C32	200.78	530.00	N51°22'28"W	199.58	101.61	21°42'19"
C33	507.69	1535.00	N49°59'49"W	505.38	256.19	18°57'01"
C34	31.42	20.00	S73°50'08"W	28.29	20.01	90°01'30"
C35	23.14	15.00	S15°20'21"E	20.91	14.58	88°22'28"
C36	462.71	1395.00	S50°01'26"E	460.59	233.50	19°00'16"
C37	115.14	675.00	S45°24'30"E	115.00	57.71	9°46'25"
C38	23.55	25.00	S77°16'45"E	22.69	12.73	53°58'05"
C39	301.53	60.00	S39°42'17"W	70.59	43.64	287°56'10"
C40	23.55	25.00	N23°18'40"W	22.69	12.73	53°58'05"
C41	123.67	725.00	N45°24'30"W	123.52	61.99	9°46'25"
C42	23.56	15.00	N85°31'18"W	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	212.72	325.00	S68°13'43"W	208.94	110.33	37°30'03"
C44	23.56	15.00	S41°58'45"W	21.21	15.00	90°00'00"
C45	23.56	15.00	N48°01'15"W	21.21	15.00	90°00'00"
C46	354.65	725.00	N79°00'26"W	351.12	180.95	28°01'39"
C47	21.03	25.00	N89°05'18"W	20.41	11.18	48°11'23"
C48	155.67	50.00	N23°59'36"W	99.99	3535.17	178°22'46"
C49	21.03	25.00	N41°06'05"E	20.41	11.18	48°11'23"
C50	31.42	20.00	N27°59'36"W	28.28	20.00	90°00'00"
C51	30.81	20.00	S62°52'10"W	27.86	19.41	88°16'27"
C52	341.43	1830.00	S24°04'39"W	340.94	171.21	10°41'24"
C53	74.59	570.00	S25°40'25"W	74.54	37.35	7°29'51"
C54	383.56	1770.00	N23°12'52"E	382.81	192.53	12°24'57"
C55	31.42	20.00	N27°59'36"W	28.28	20.00	90°00'00"
C56	31.42	20.00	S62°00'24"W	28.28	20.00	90°00'00"
C57	272.24	1535.00	N67°54'45"W	271.88	136.48	10°09'42"
C58	31.42	20.00	N16°08'22"W	28.29	20.01	90°01'30"
C59	23.14	15.00	N73°02'07"E	20.91	14.58	88°22'28"
C60	248.73	1395.00	S67°53'08"E	248.40	124.70	10°12'57"
C61	21.03	25.00	S48°53'55"E	20.41	11.18	48°11'23"
C62	155.07	50.00	N66°20'58"E	99.98	2483.92	177°41'37"
C63	21.03	25.00	N01°35'51"E	20.41	11.18	48°11'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	49.27	325.00	N21°20'58"E	49.22	24.68	8°41'09"
C65	31.42	20.00	N62°00'22"E	28.28	20.00	89°59'57"
C66	31.42	20.00	S27°59'36"E	28.28	20.00	90°00'00"
C67	35.48	25.00	S66°20'58"W	32.58	21.47	81°18'51"
C68	441.85	1345.00	N63°34'56"W	439.87	222.93	18°49'21"
C69	25.32	15.00	N05°48'49"W	22.42	16.87	96°42'52"
C70	347.80	275.00	N78°46'30"E	325.08	201.50	72°27'47"
C71	45.38	325.00	S68°59'36"E	45.34	22.73	8°00'00"
C72	31.42	20.00	S27°59'34"E	28.28	20.00	89°59'55"
C73	41.69	275.00	S21°20'58"W	41.65	20.88	8°41'09"
C74	31.42	20.00	S62°00'24"W	28.28	20.00	90°00'00"
C75	38.40	275.00	N68°59'36"W	38.37	19.23	8°00'00"
C76	411.03	325.00	S78°46'30"W	384.18	238.14	72°27'47"
C77	22.71	15.00	S85°54'59"W	20.60	14.17	86°44'44"
C78	239.19	1345.00	N45°36'59"W	238.87	119.91	10°11'21"
C79	23.56	15.00	N04°28'42"E	21.21	15.00	90°00'00"
C80	179.99	275.00	N68°13'43"E	176.80	93.35	37°30'03"
C81	330.19	675.00	S79°00'26"E	326.91	168.47	28°01'39"
C82	35.78	25.00	S23°59'36"E	32.80	21.73	82°00'00"
C83	23.25	525.00	S66°03'21"E	23.24	11.62	2°32'13"
C84	40.01	525.00	S62°36'15"E	40.00	20.01	4°21'59"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C85	40.01	525.00	S58°14'15"E	40.00	20.01	4°21'59"
C86	40.01	525.00	S53°52'16"E	40.00	20.01	4°21'59"
C87	40.01	525.00	S49°30'17"E	40.00	20.01	4°21'59"
C88	36.83	525.00	S45°18'42"E	36.83	18.42	4°01'11"
C89	181.78	325.00	S19°02'41"E	179.42	93.34	32°02'50"
C90	6.56	725.00	N87°14'18"E	6.56	3.28	0°31'07"
C91	39.19	725.00	N89°02'47"E	39.19	19.60	3°05'51"
C92	39.19	725.00	S87°51'22"E	39.19	19.60	3°05'51"
C93	39.19	725.00	S84°45'31"E	39.19	19.60	3°05'51"
C94	39.19	725.00	S81°39'40"E	39.19	19.60	3°05'51"
C95	39.19	725.00	S78°33'50"E	39.19	19.60	3°05'51"
C96	39.19	725.00	S75°27'59"E	39.19	19.60	3°05'51"
C97	39.19	725.00	S72°22'08"E	39.19	19.60	3°05'51"
C98	39.19	725.00	S69°16'17"E	39.19	19.60	3°05'51"
C99	34.54	725.00	S66°21'29"E	34.53	17.27	2°43'45"
C100	40.02	50.00	S42°15'56"W	38.96	21.15	45°51'40"
C101	115.64	50.00	S46°55'27"E	91.54	113.68	132°31'05"
C102	39.31	1830.00	N19°20'52"E	39.31	19.66	1°13'51"
C103	49.33	1830.00	N20°44'08"E	49.33	24.67	1°32'40"
C104	50.09	1830.00	N22°17'30"E	50.08	25.04	1°34'05"
C105	202.71	1830.00	N26°14'57"E	202.61	101.46	6°20'48"

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Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C106	43.36	325.00	S38°53'26"E	43.33	21.71	7°38'41"
C107	261.26	1770.00	S25°11'38"W	261.02	130.87	8°27'25"
C108	52.84	1770.00	S20°06'37"W	52.84	26.42	1°42'38"
C109	52.84	1770.00	S18°23'58"W	52.84	26.42	1°42'38"
C110	16.61	1770.00	S17°16'31"W	16.61	8.31	0°32'16"
C111	28.40	20.00	N66°19'12"E	26.08	17.19	81°22'23"
C112	3.01	20.00	N21°19'12"E	3.01	1.51	8°37'37"
C113	54.74	1518.00	S63°08'23"E	54.73	27.37	2°03'58"
C114	49.20	1518.00	S65°06'05"E	49.20	24.60	1°51'26"
C115	43.07	1518.00	S66°50'34"E	43.06	21.53	1°37'32"
C116	43.07	1518.00	S68°28'05"E	43.06	21.53	1°37'32"
C117	43.07	1518.00	S70°05'37"E	43.06	21.53	1°37'32"
C118	43.07	1518.00	S71°43'09"E	43.06	21.53	1°37'32"
C119	12.23	1518.00	S72°45'45"E	12.23	6.12	0°27'42"
C122	42.90	1345.00	S48°04'52"E	42.90	21.45	1°49'40"
C123	42.90	1345.00	S46°15'13"E	42.90	21.45	1°49'40"
C124	44.68	1345.00	S44°23'17"E	44.68	22.34	1°54'12"
C125	17.54	1518.00	S40°51'10"E	17.54	8.77	0°39'44"
C126	43.07	1518.00	S41°59'48"E	43.06	21.53	1°37'32"
C127	49.47	1518.00	S43°44'35"E	49.47	24.74	1°52'02"
C128	42.91	1518.00	S45°29'12"E	42.91	21.46	1°37'11"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C129	43.07	1518.00	S47°06'33"E	43.06	21.53	1°37'32"
C130	43.07	1518.00	S48°44'05"E	43.06	21.53	1°37'32"
C131	43.07	1518.00	S50°21'36"E	43.06	21.53	1°37'32"
C132	43.07	1518.00	S51°59'08"E	43.06	21.53	1°37'32"
C133	43.07	1518.00	S53°36'40"E	43.06	21.53	1°37'32"
C134	43.07	1518.00	S55°14'11"E	43.06	21.53	1°37'32"
C135	49.32	1518.00	S56°58'48"E	49.32	24.66	1°51'42"
C136	60.57	1518.00	S58°03'14"E	60.56	30.29	2°17'10"
C137	22.70	547.00	S61°02'18"E	22.70	11.35	2°22'39"
C138	40.35	547.00	S57°44'11"E	40.34	20.18	4°13'35"
C139	39.19	547.00	S53°34'14"E	39.18	19.60	4°06'18"
C140	37.62	547.00	S49°32'52"E	37.61	18.82	3°56'25"
C141	37.56	547.00	S45°36'39"E	37.55	18.79	3°56'02"
C142	29.81	547.00	S42°04'58"E	29.80	14.91	3°07'20"
C143	39.33	1395.00	N58°43'07"W	39.33	19.67	1°36'

ENTRADA PHASE 4

A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C196	42.77	1345.00	S70°31'11"E	42.77	21.39	1°49'19"
C197	43.69	275.00	N69°32'42"W	43.65	21.89	9°06'12"
C198	61.58	275.00	N80°30'43"W	61.45	30.92	12°49'49"
C199	41.13	1345.00	S42°33'37"E	41.13	20.57	1°45'07"
C199	36.69	1345.00	S72°12'43"E	36.69	18.34	1°33'46"
C200	27.29	1345.00	S41°06'11"E	27.29	13.65	1°09'45"
C203	42.87	1345.00	S61°06'25"E	42.87	21.44	1°49'34"
C204	42.87	1345.00	S59°16'51"E	42.87	21.44	1°49'34"
C205	40.01	1345.00	S57°30'56"E	40.00	20.00	1°42'15"
C206	58.51	1345.00	S55°25'02"E	58.51	29.26	2°29'33"
C207	11.24	1395.00	N72°45'45"W	11.24	5.62	0°27'42"
C208	39.58	1395.00	N71°43'09"W	39.57	19.79	1°37'32"
C209	39.58	1395.00	N70°05'37"W	39.57	19.79	1°37'32"
C210	39.58	1395.00	N68°28'05"W	39.57	19.79	1°37'32"
C211	39.58	1395.00	N66°50'34"W	39.57	19.79	1°37'32"
C212	38.72	1395.00	N65°14'05"W	38.72	19.36	1°35'26"
C213	40.46	1395.00	N63°36'31"W	40.46	20.23	1°39'43"
C214	2.87	325.00	S17°15'35"W	2.87	1.44	0°30'22"
C215	38.26	325.00	S20°53'06"W	38.24	19.15	6°44'40"
C216	8.14	325.00	S24°58'29"W	8.14	4.07	1°26'06"
C217	70.66	325.00	N48°46'21"E	70.53	35.47	12°27'28"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C218	36.71	325.00	N58°14'13"E	36.69	18.37	6°28'16"
C219	40.62	325.55	N65°03'11"E	40.60	20.34	7°08'58"
C220	40.62	326.01	N72°12'53"E	40.60	20.34	7°08'22"
C221	40.62	326.42	N79°22'35"E	40.60	20.34	7°07'49"
C222	40.62	326.87	N86°32'17"E	40.60	20.34	7°07'14"
C223	40.62	327.29	S86°18'02"E	40.60	20.34	7°06'41"
C224	40.62	327.71	S79°08'20"E	40.60	20.34	7°06'09"
C225	40.62	328.06	S71°58'38"E	40.60	20.34	7°05'41"
C226	19.30	325.00	S66°41'42"E	19.30	9.65	3°24'11"
C228	288.43	1518.00	N67°33'01"W	288.00	144.65	10°53'12"
C229	22.97	50.00	N37°57'46"W	22.77	11.69	26°19'04"
C230	34.19	50.00	N70°42'38"W	33.53	17.79	39°10'41"
C231	34.19	50.00	S70°06'41"W	33.53	17.79	39°10'41"
C232	34.21	50.00	S30°55'10"W	33.55	17.81	39°12'21"
C234	29.51	50.00	S05°35'26"E	29.08	15.20	33°48'50"
C235	521.28	1518.00	N50°21'34"W	518.72	263.23	19°40'31"
C236	35.48	675.00	N66°29'58"W	35.48	17.75	3°00'43"
C237	46.40	675.00	N69°58'29"W	46.39	23.21	3°56'19"
C238	46.40	675.00	N73°54'48"W	46.39	23.21	3°56'19"
C239	46.40	675.00	N77°51'07"W	46.39	23.21	3°56'19"
C240	46.40	675.00	N81°47'26"W	46.39	23.21	3°56'19"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C241	46.27	675.00	N85°43'26"W	46.27	23.15	3°55'40"
C242	46.53	675.00	N89°39'45"W	46.52	23.27	3°56'58"
C243	16.30	675.00	S87°40'15"W	16.30	8.15	1°23'02"
C244	108.70	275.00	S75°39'18"W	108.00	55.07	22°38'53"
C245	71.29	275.00	S56°54'17"W	71.09	35.85	14°51'10"
C246	186.29	275.00	N22°25'40"W	182.75	96.88	38°48'49"
C247	7.04	275.00	N42°34'05"W	7.04	3.52	1°28'02"
C248	207.22	547.00	N51°22'28"W	205.98	104.87	21°42'19"
C249	27.95	20.00	N78°48'47"E	25.73	16.80	80°04'12"
C250	3.47	20.00	N33°48'02"E	3.47	1.74	9°57'18"
C251	3.34	325.00	S43°00'27"E	3.34	1.67	0°35'19"
C252	27.95	20.00	S21°07'01"E	25.73	16.80	80°04'12"
C253	3.47	20.00	S23°53'44"W	3.47	1.74	9°57'18"
C254	6.32	25.00	S57°57'01"W	6.31	3.18	14°29'31"
C255	14.70	25.00	S33°51'20"W	14.49	7.57	33°41'52"
C256	3.50	25.00	S21°40'57"W	3.50	1.75	8°01'10"
C257	17.53	25.00	S02°24'44"E	17.17	9.14	40°10'13"
C269	40.28	1345.00	S49°51'11"E	40.28	20.14	1°42'57"

Line Table		
Line #	Length	Direction
L1	87.67	S27°59'27"W
L2	88.35	S11°27'05"W
L3	169.94	S29°05'27"E
L4	121.96	N02°45'05"W
L5	25.00	N87°14'55"E
L6	121.84	S02°45'05"E
L7	102.45	N13°06'56"E
L8	60.00	S68°04'30"E
L9	11.09	S62°38'01"E
L10	50.00	S27°21'59"W
L11	10.72	N62°38'01"W
L12	96.49	S29°25'21"W
L13	125.87	S60°34'39"E
L14	109.73	S69°51'30"E
L15	100.56	N87°14'50"E
L16	101.35	N02°45'05"W
L17	100.20	N87°14'55"E
L18	91.61	N02°45'05"W
L19	53.29	N87°14'55"E
L20	104.67	N35°22'31"E
L21	95.28	S35°52'28"E
L22	72.85	N87°14'55"E
L23	135.31	N73°48'55"E
L24	121.00	S20°08'26"W
L25	110.88	N87°20'18"E
L26	136.24	N51°21'49"E
L27	158.33	N81°55'42"W
L28	115.00	N08°04'18"E
L29	12.00	S17°00'24"W
L30	50.00	N72°59'36"W

Line Table		
Line #	Length	Direction
L31	12.00	N17°00'24"E
L32	62.53	N72°59'36"W
L33	12.00	S41°12'59"W
L34	50.00	N48°47'01"W
L35	14.55	N41°12'59"E
L36	10.02	N62°05'37"W
L37	105.02	N27°54'23"E
L38	38.83	N26°59'16"E
L39	52.96	N67°19'27"W
L40	78.94	N38°52'42"E
L41	75.62	S38°52'42"W
L42	59.48	S67°19'27"E
L43	23.86	S50°17'43"E
L44	23.86	N50°17'43"W
L45	34.51	S49°28'42"W
L46	28.30	S86°58'45"W
L47	68.00	N25°41'32"E
L48	77.22	N17°00'24"E
L49	27.16	N42°32'36"E
L50	46.58	S72°59'36"E
L51	77.22	S17°00'24"W
L52	80.96	S25°41'32"W
L53	46.58	N72°59'36"W
L54	34.13	S42°32'37"W
L55	94.56	N40°31'18"W
L56	34.51	N49°28'42"E
L57	90.00	N17°00'24"E
L58	80.38	N22°34'09"E
L59	49.72	N61°39'05"W
L60	45.20	N79°22'26"W

Line Table		
Line #	Length	Direction
L61	46.11	N89°03'52"W
L62	45.67	N78°02'23"W
L63	45.68	N72°22'08"W
L64	45.68	N69°16'17"W
L65	77.78	N72°59'36"W
L66	2.72	N72°59'36"W
L67	40.00	N72°59'36"W
L68	40.00	N72°59'36"W
L69	28.64	N72°59'36"W
L70	76.64	N69°31'57"W
L71	66.01	S87°18'57"W
L72	52.77	N86°26'58"W
L73	76.80	N79°46'09"W
L74	273.91	N64°58'36"W
L75	96.80	N62°13'37"W
L76	48.58	N45°10'04"W
L77	49.54	N48°44'24"W
L78	49.84	N52°10'41"W
L79	49.82	N55°37'23"W
L80	50.06	N59°04'56"W
L81	40.00	N62°53'13"W
L82	9.99	N03°01'54"W
L83	5.82	S40°31'18"E
L84	78.59	S49°16'43"W

Esmt Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C258)	185.20	1345.00	S46°45'59"E	185.05	92.74	7°53'21"
(C260)	255.82	1345.00	N59°37'11"W	255.44	128.30	10°53'52"
(C261)	171.18	1535.00	N56°16'38"W	171.09	85.68	6°23'22"
(C262)	28.47	20.00	N78°04'08"E	26.13	17.25	81°33'30"
(C263)	210.96	1535.00	N66°46'08"W	210.80	105.65	7°52'28"
(C264)	29.13	20.00	N19°25'53"W	26.62	17.83	83°28'28"
(C265)	25.82	20.00	N18°13'56"W	24.06	15.06	73°58'16"
(C266)	57.09	475.00	N62°13'28"W	57.06	28.58	6°53'13"
(C267)	30.28	20.00	S89°36'43"W	27.47	18.89	86°44'24"
(C268)	25.05	50.00	N50°45'03"W	24.79	12.79	28°42'04"

Esmt Line Table		
Line #	Length	Direction
(L92)	199.85	N52°08'52"W
(L94)	268.96	S55°16'37"E
(L96)	190.27	S61°54'44"E
(L97)	229.67	S61°52'47"E
(L98)	76.23	S49°33'31"E
(L99)	112.31	S43°18'06"E
(L100)	167.62	S50°38'44"E
(L101)	85.70	S60°35'42"E
(L102)	40.41	S66°44'33"E
(L103)	15.09	S29°25'21"W
(L104)	39.59	N66°44'33"W
(L105)	86.51	N60°35'42"W
(L106)	15.00	N29°25'21"E
(L107)	148.86	S87°14'55"W

Esmt Line Table		
Line #	Length	Direction
(L108)	12.73	N47°45'05"W
(L109)	336.60	S87°14'55"W
(L110)	104.45	S20°08'26"W
(L111)	7.13	S53°42'41"W
(L112)	6.08	N53°42'41"E
(L113)	122.90	N20°08'26"E
(L114)	452.77	N87°14'55"E
(L115)	74.69	N42°06'25"W
(L116)	70.10	N47°37'36"E
(L117)	53.98	N68°28'51"E
(L119)	149.37	N08°10'11"E
(L120)	134.10	S08°04'18"W
(L122)	101.35	S02°45'05"E

SHEET NO. 6 OF 8

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

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ENTRADA PHASE 4

A SMALL LOT SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 12401 RESEARCH BOULEVARD, BUILDING 1, SUITE 300, AUSTIN, TEXAS 78759, BY AND THROUGH RICHARD N. MAIER, AUTHORIZED AGENT, AN AUTHORIZED REPRESENTATIVE OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AND BEING OWNERS OF THAT CERTAIN CALLED 148.70 ACRE TRACT OF LAND AND A CALLED 92.44 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTER SURVEY NUMBER 67, ABSTRACT NUMBER 791, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED IN DOCUMENT NO. 2016135291 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 72.588 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"ENTRADA PHASE 4"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____, DAY OF _____, 20____, A.D.

RICHARD N. MAIER, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
BLDG. 1, SUITE 300
12401 RESEARCH BLVD.
AUSTIN, TEXAS 78759
PHONE: 512-531-1375
FAX: 512-230-8320

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISIONS STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL TO SECURE SUCH CONSTRUCTION IS CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THIS PROJECT IS LOCATED IN THE HARRIS BRANCH AND GILLELAND WATERSHEDS, CLASSIFIED AS SUBURBAN.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

CHAIRPERSON, JOLENE KIOLBASSA

SECRETARY, ANA AGUIRRE

APPROVED FOR ACCEPTANCE:

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,
THIS THE _____ DAY OF _____, 20____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

DATE

SHEET NO. 7 OF 8



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ENTRADA PHASE 4

A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING CONDITIONS.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. DRIVEWAY ACCESS IS PROHIBITED TO SIDE STREETS OF CORNER LOTS.
6. ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PER THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. AT THE TIME OF RECORDING THIS PLAT, A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH TITLE 30-2-232 OF THE LDC, SHALL BE RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ENTRADA TRANQUILA WAY, LYNDORA LANE, SANDROCK BEND, SAVING GRACE WAY, FORGETMENOT LANE, PADJAK PASS, LOURIS LANE, NIGHTVIEW DRIVE, NIGHTVIEW COVE, TELMEYWE PASS AND SHOSSOM PASS. AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: IMMANUEL ROAD. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS OR HER ASSIGNS.
16. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC TITLE 30-5-211.
17. THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
18. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO THE SITE DEVELOPMENT.
19. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN TITLE 30-5, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
20. ALL 15' DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
21. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
22. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE R.O.W MAY ALSO REQUIRE A LICENSE AGREEMENT.
23. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
24. THE TWO YEAR PEAK FLOW CONTROL IS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-61.
25. LOT 66 BLOCK "K"; LOTS 53, 54 & 55, BLOCK "M"; LOT 28, BLOCK "P"; LOT 115, BLOCK "O"; ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR HIS/HER ASSIGNS.
26. THERE SHALL BE NO RESIDENTIAL USE FOR ANY LOTS NOT INTENDED FOR RESIDENTIAL USE.
27. A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
28. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
29. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSES, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
30. THERE WILL BE NO DRIVEWAYS ON SLOPES GREATER THAN 15%.
31. ALL ACTIVITIES WITHIN THE CEF SETBACKS MUST COMPLY WITH SECTION 25-8-281(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION OTHER THAN WET POND CONSTRUCTION AND NECESSARY ROADWAY AND WASTEWATER LINE CROSSINGS IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
32. INTERSECTION IMPROVEMENTS ASSOCIATED WITH THE ENTRADA SUBDIVISION PHASING AGREEMENT INCLUDE: THE DEVELOPER SHALL POST 22% OF THE COST OF SIGNALIZATION IMPROVEMENTS AT THE HOWARD LANE/IMMANUEL ROAD INTERSECTION WITH THE FINAL PLAT THAT INCLUDES THE 350TH RESIDENTIAL LOT IN THE OVERALL SUBDIVISION. THE DEVELOPER SHALL POST 56% OF THE COST OF SIGNALIZATION IMPROVEMENTS AT THE HYMILL DRIVE/IMMANUEL ROAD INTERSECTION WITH THE FINAL PLAT THAT INCLUDES THE 350TH RESIDENTIAL LOT IN THE OVERALL SUBDIVISION.
33. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 189 DWELLINGS.
34. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
35. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
36. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
37. SLOPES IN EXCESS OF 15% EXIST ON BLOCK K, LOTS 19, 20, 21; ON BLOCK P, LOTS 21 AND 22; ON BLOCK Q, LOTS 41 AND 42. CONSTRUCTIONS ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
38. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
39. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
 WATER & WASTEWATER - CITY OF AUSTIN
 ELECTRIC - AUSTIN ENERGY
 GAS - TEXAS GAS SERVICE
 PHONE - SPECTRUM
 CABLE - SPECTRUM
40. ACCESS IS RESTRICTED TO NIGHTVIEW COVE FOR BLOCK "M", LOTS 1 AND 12, ACCESS IS RESTRICTED TO SANDROCK BEND FOR BLOCK "K", LOT 16, BLOCK "M", LOT 17, BLOCK "N", LOT 25, ACCESS IS RESTRICTED TO SAVING GRACE WAY FOR BLOCK "K", LOT 30, LOT "P" LOT 19, ACCESS IS RESTRICTED TO FORGETMENOT LANE FOR BLOCK "M" LOTS 25 AND 52, BLOCK "N", LOTS 1 AND 9, BLOCK "O", LOTS 1 AND 12, BLOCK "P" LOT 1, ACCESS IS RESTRICTED TO LYNDORA LANE FOR BLOCK "N", LOT 24, BLOCK "O", LOT 13, ACCESS IS RESTRICTED TO ENTRADA TRANQUILA WAY FOR BLOCK "K", LOT 31, BLOCK "P", LOT 20 & 27, AND BLOCK "Q", LOT 38.
41. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C-0290 J & 48453C-0270 J TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026.
42. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
43. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 • ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES.
 • ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 • ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
44. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §
 COUNTY OF TRAVIS §

I, STEVEN P. CATES, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND THAT THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C-0290 J & 48453C-0270 J TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026.

ENGINEERING BY: _____ DATE: _____
 STEVEN P. CATES, P.E. NO. 93648
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749



STATE OF TEXAS §
 COUNTY OF TRAVIS §

CARLSON, BRIGANCE, & DOERING, INC.
 ID # F3791

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____ DATE: _____
 AARON V. THOMASON, RPLS # 6214
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 aaron@cbsdeng.com



C8J-2008-0168.2A

SHEET NO. 8 OF 8

	Carlson, Brigance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
Civil Engineering	Surveying	
5501 West William Cannon Phone No. (512) 280-5160	Austin, Texas 78749 Fax No. (512) 280-5165	